



City of Phoenix

GROUP E (EDUCATIONAL) OCCUPANCY **Overview of Technical Requirements**

This handout outlines some important items to consider if you must change to one of the E (Educational) Occupancies. Buildings that have been constructed under a different occupancy type may require alterations to comply with E Occupancy conditions. It is recommended that you hire a design professional to determine if alterations are necessary. A registered architect or engineer must seal building plans within their discipline submitted to the Development Services Department for review.

The code requirements were developed to ensure the health and safety of the citizens of Phoenix and compliance is mandatory. However, the Development Services Department recognizes that each project has its own unique constraints and needs. Our goal is to adjust our process to meet your needs. For more information on how to change your occupancy type, please call the Development Services Department Director's Office at 602-262-6901.

Definition of Group E (Educational) Occupancies:

Division 1 (E1) - Any building used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day.

Division 2 (E2) - Any building used for educational purposes through the 12th grade by less than 50 persons for more than 12 hours per week or four hours in any one day.

Division 3 (E3) - Any building or portion thereof used for day-care purposes for more than six persons.

Special Building Code Requirements per 1997 UBC:

In order to obtain a Group E occupancy, buildings must comply with, but are not limited to, the following requirements:

Structure/Construction

- Buildings or part of buildings classed in Group E shall be limited to the types of construction set forth in the 1997 UBC, Table 5-B, and shall not exceed, in area or height, the limits specified in 1997 UBC, sections 504, 505, and 506. (See UBC, section 305.2.1)
- For fire-resistive protection of exterior walls and openings, see 1997 UBC section 503 and Chapter 6.

Exiting Requirements

- Group E Occupancies have special exiting requirements. (See 1997 UBC, section 1007.3.)

Accessibility

- The 1997 UBC, Appendix Chapter 11, Division II, Section 1113 states that in the event of a change of occupancy, buildings must comply with the accessibility requirements in 1997 UBC, Chapter 11. The City of Phoenix enforces all accessibility requirements in 1997 UBC, Arizonaans with Disabilities Act Guidelines (AzDAG), or American National Standard Institute (ANSI), whichever is more restrictive.

Room Location

- ⇒ Rooms in Division 1 and 2 occupancies used for kindergarten, first or second grade pupils, and Division 3 occupancies shall not be located above or below the first story. (See 1997 UBC, section 305.2.3 for exceptions.)

Occupancy Separation Requirements

- ⇒ Laboratories, vocational shops, and similar areas containing hazardous materials shall be separated from each other and from other portions of the building by not less than a one-hour fire-resistive occupancy separation. (See UBC 1997, section 305.2.4.)

Location on Property

- ⇒ All buildings housing Group E Occupancies shall front directly on a public street or an exit discharge of not less than 20 feet in width. (See 1997 UBC, section 305.3)

Light and Ventilation

- ⇒ All portions of portions of Group E Occupancies occupied by human beings shall be provided with light and ventilation, either natural or artificial, as specified in 1997 UBC, Chapter 12. See section 1003.2.9 for required means of emergency fighting.

Bathrooms and Drinking Fountains

- ⇒ The number of water closets, urinals, and drinking fountains required is specified in 1997 UBC, section 2902.4. They must meet accessibility requirements outlined in 1997 UBC, section 1105.

Fire Alarm

- ⇒ An approved fire alarm system shall be provided for Group E Occupancies with an occupant load of 50 or more persons. (See 1997 UBC, section 305.9) *Submitted to and inspected by the State Fire Marshal.*

Fire Sprinkler

- ⇒ Automatic fire sprinkler system is required in Group E, Division 1 Occupancies, with some exceptions. (See 1997 UBC, section 904.2.4.1) *Submitted to and inspected by the State Fire Marshal.*

Zoning Approval

All development requires compliance with the City of Phoenix Zoning Ordinance. The extent of the review will vary depending on the nature of the improvements. Once the extent of the building improvements is known, contact the Development Services Department Director's Office at 602-262-6901 to determine if there are any site review requirements. Use permits and/or variances may be necessary in some zoning districts.

Schools are not allowed in the following zoning districts:

R-O	- Residential Office
PSC	- Planned Shopping Center
CP, Ind. Pk	- Commerce & Industrial Park
RH	- Resort
P.A.D.	- Planned Area Development (residential)

Contact the Planning Department at 602-262-7131 or visit the Zoning counter on the 2nd floor of City Hall, 200 W. Washington, for more information.